FOR LEASE

UNITS 270

6165 HIGHWAY 17A, DELTA, BC

CUSHMAN & WAKEFIELD | CONCERT® PROPERTIES

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Location

Glenwood Commerce Centre is located slightly northwest of Highway 99's Ladner Interchange, just south of the George Massey Tunnel and adjacent to the new Delta Casino, Resort & Spa, with access off 60th Avenue. Highway 99 offers excellent access to Richmond, YVR and downtown Vancouver. Highway 17A offers direct access to the Deltaport Container Terminal, BC Ferries Tsawwassen Terminal, River Road, Tilbury, RiverPointe, Riverway and Nordel Business Parks and the Alex Fraser Bridge.

Lease Rate

Net Rent ($14.00/SF)	$3,028.67
Taxes & Op Costs ($9.61/SF)*	$2,078.96
Monthly Rent (before GST)	$5,107.63

*Est. fiscal 2025 plus 3% management fee on gross rent.

Zoning

Comprehensive Development Zone No. 239 allowing a wide variety of warehouse, manufacturing, distribution, office, and retail uses.

Available Area

Units 270 - Second Floor - 4,425 SF

Unique second storey space suitable for a variety of uses including yoga/dance/fitness studio, garment trade, light assembly, instructional facility, English as a second language school, etc. This unit has its own private entrance. For interior photographs and a floor plan, please contact the Listing Brokers.

Features

- Task level fluorescent lighting & HVAC throughout
- Clear ceiling height 8' 9", two (2) washrooms
- Extensive glazing and 5 skylights, sprinklered
- Public transit right outside the front door
- Abundant free parking, restaurant on site

Available

Immediately

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